

The Ridge at the Bluffs Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
October 20, 2015 at 6:30 p.m.  
Location: 215 Cape Pointe Circle, Jupiter, FL 33477

**Determination of Quorum:** Board members present were Patti French, Judi Collins Mary Jo Petterson and David Doyle which established a quorum. Patti Padron, LCAM was also present from Campbell Property Management and 23 homeowners were present

**Call to Order:** President, Patti French called the meeting to order at 6:36p.m.

**Meeting Minutes:** The board reviewed the meeting minutes from September 15, 2015. **Mary Jo Petterson made a motion to accept the meeting minutes as written. Motion was seconded by Judi Collins which carried unanimously.**

**Manager's Report:** Patti Padron gave the Manager's Report

**Treasurer's Report** – Mary Jo Petterson reported on the financials ending September 30, 2015.

### **Old Business**

**Comcast Status** – Patti French reported that the Amendment has been received from Comcast and is currently being reviewed by the Attorney which states Comcast will charge .50 per home per month for the extra DTA. CSI has not been paid their fee and will forfeit their fee in addition to having to pay the difference to the Association in the amount of \$6,489. We will keep the community posted on the status.

**Perimeter Fence on Ridge Road:** Patti Padron reported that Tree Services has submitted their proposal to trim the vegetation along the fence and CPM will fill the opening where people are cutting through with large bougainvillea. There will be a savings of over \$4,000 to proceed with this plan than the previously approved plan. The work will be scheduled soon.

**Reserve Study Proposals:** Patti French reported that the study is still being reviewed by Campbell Comptroller, Pam Rembaum and the Board.

### **New Business**

**Vendor Contracts** – Patti French reported that there we have a few small contracts for maintenance services that she would like reviewed but without having to send everything to the attorney for review, suggested that we have an Addendum created to attach to the smaller contracts. The Board agreed to meet for a workshop to discuss further.

**HOA Office Hours (Effective Nov 1<sup>st</sup>)** – Patti French reported the new office hours will be from 9:00 – 3:00 Monday – Friday and by appointment as needed. The office staff will work from 8:00 – 3:00 and maintenance will continue to work 8:00 – 4:30.

**Preserve Maintenance (Sealed bids) – tabled**

## **Other Business**

**Meeting with Town of Jupiter** - Judi Collins reported on a recent meeting she and Mary Jo Petterson attended with the Town of Jupiter. The meeting was regarding the Town's desire to install a cell tower on the northeast corner of Marcinski and US 1. In exchange, the Town would "revamp" the Marcinski median landscape west of US 1 that is currently maintained by the County. The negotiations will take 4-5 months and Judi will keep Association posted on the matter.

## **Committee Reports**

**ACC Committee:** Chris Petterson reported that 16 applications were received and approved. Elizabeth Bates was appointed to serve on the committee. Patti French asked Chris Petterson, Chairperson of the ACC if he was agreeable to add the Landscape into the ACC so they will now be merged into one committee.

**Landscape Committee:** Judee Horrel reported on her resignation from the committee. She was thanked by the Board for her service to the community.

## **Open Forum**

- Owner commented that Pickle Ball is played on Tues and Thursday at 6:30
- Owner questioned if Len Tylka will be replaced
- Owner questioned when survey would be mailed
- 2 owners questioned about their plantings

With no further business the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

*Patti Padron, LCAM*

For and on Behalf of the Board of Directors